



## 4 bed detached house to buy in

Tralee Court, Ashington, Northumberland,  
NE63 9ZH

**£305,000** Offers Over

 x 4  x 3  x 2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Stunning Modern Detached House
- ✓ Four Bedrooms, Master En-Suite
- ✓ Dressing Room/Nursery/Office
- ✓ Two Reception Rooms
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

\*\*\*STUNNING MODERN DETACHED - SPACIOUS FAMILY HOME - QUIET CUL DE SAC - FOUR BEDROOMS PLUS DRESSING ROOM/OFFICE - MASTER EN-SUITE - TWO RECEPTIONS - INTEGRATED KITCHEN/DINER - UTILITY ROOM - GROUND FLOOR CLOAKS - LANDSCAPED SOUTH FACING GARDEN - DETACHED GARAGE - DOUBLE DRIVEWAY - IMMACULATE THROUGHOUT - MUST BE VIEWED\*\*\*

Pattinson Estate Agents offer for sale this stunning modern detached house situated on Tralee Court within the Seaton Vale development in Ashington, Northumberland. Built by Charles Church in 2024 with a 10 year builders warranty. This quiet cul de sac sits in a popular location which is ideally placed for access to local primary and secondary schools, shops, leisure facilities and travel links including the new train station which links directly into Newcastle City Centre.

This spacious family home is beautifully presented and exudes style and comfort. Much loved and improved by the current owners and with a beautiful landscaped south facing garden, early viewings are essential to appreciate the accommodation on offer.

Briefly comprising; entrance hallway, lounge, second reception/snug, cloakroom, kitchen/diner and utility room. To the first floor master bedroom with en-suite shower room, three further bedrooms, an additional dressing room/nursery/study and family bathroom. Externally to the front open plan lawns and paved pathway. To the rear a newly landscaped south facing garden with lawn and patio. An access gate to the rear leads to the single detached garage and double length driveway.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: E

Tenure: Freehold

Price: Offers Over £305,000

Property Type: Detached House

Parking: Garage, Driveway

Year built: 2024

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance Hallway

Via main access door to the front. Half panelled walls, stairs to first floor with neutral carpet, high gloss marbled tile flooring, radiator.



## Entrance Hallway Additional



## Lounge

4.79m x 3.18m (15'8" x 10'5")

Window to the front with fitted venetian blinds, feature wall with mounted TV point, back panelling and floating media unit, half panelled walls, neutral carpet, two radiators.



## Lounge Additional



## Lounge Additional (2)



## Reception Two/Snug

2.72m x 2.46m (8'11" x 8'0")

Window to the front with fitted venetian blinds, neutral carpet, radiator. Suitable for multiple use.



## Reception Two/Snug Additional



## Cloakroom

1.87m x 1.35m (6'1" x 4'5")

Pedestal wash hand basin with chrome mixer tap, push flush w.c, wall mounted vanity mirror, half tiled walls, high gloss marbled tile flooring, radiator.



## Kitchen/Diner

7.87m x 3.09m (25'9" x 10'1")

French doors with fitted shutter blinds opening into the rear garden. Two windows to the rear both with fitted venetian blinds. The kitchen area is fitted with a range of modern navy wall, floor and drawer units with brushed steel handles, white square edge worktops and white herringbone tiled splashbacks. One and a half white sink and drainer with chrome mixer tap, integrated gas hob & electric oven with brushed steel chimney style extractor over, integrated fridge/freezer, spotlights to ceiling. The dining area has a feature panelled wall and two radiators.



## Kitchen Area



## Kitchen Area Additional



## Dining Area



## Dining Area Additional



## Utility Room

1.96m x 1.91m (6'5" x 6'3")

Secure access door to the side. Base unit matching the kitchen with square edge worktop and matching trim, underbench space for washing machine and tumble dryer, wall mounted Ideal gas combi boiler, high gloss marbled tile flooring, radiator.



## First Floor Landing

Two large built in storage cupboards, loft access hatch to the ceiling, neutral carpet.



## First Floor Landing Additional



## Master Bedroom

3.60m x 3.42m (11'9" x 11'2")

Window to the front with fitted venetian blinds, wall mounted TV point, neutral carpet, radiator.  
En-suite facilities.



## Master Bedroom Additional



## En-Suite

1.69m x 1.72m (5'6" x 5'7")

Frosted window to the front. A walk in corner shower cubicle with white tray, chrome fittings and glass screen doors, pedestal wash hand basin with chrome mixer tap, push flush w.c, white heated towel rail, half tiled walls, spotlights to the ceiling, patterned flooring.



## Bedroom Two

3.63m x 2.52m (11'10" x 8'3")

Window to the front with fitted venetian blinds, wall mounted TV point, large built in storage cupboard, light wood effect flooring, radiator.



## Bedroom Two Additional



## Bedroom Three

2.96m x 2.58m (9'8" x 8'5")

Window to the front with fitted venetian blinds, neutral carpet, radiator.



## Bedroom Three Additional



## Bedroom Four

2.77m x 2.59m (9'1" x 8'5")

Window to the rear with fitted vertical blinds, neutral carpet, radiator.



## Bedroom Four Additional



## Dressing Room/Study

2.59m x 2.09m (8'5" x 6'10")

Window to the rear with fitted venetian blinds. Currently used as a dressing room with two double fitted wardrobes and shelving. Neutral carpet, radiator.



## Bathroom

2.19m x 1.77m (7'2" x 5'9")

Frosted window to the side. A modern white fitted suite comprising panelled bath, pedestal wash hand basin and w.c all with chrome fittings. White heated towel rail, half tiled walls, spotlights to the ceiling, patterned flooring.



## Bathroom Additional



## Rear Garden



## Rear Garden Additional



## Garage & Driveway



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## Rear Elevation

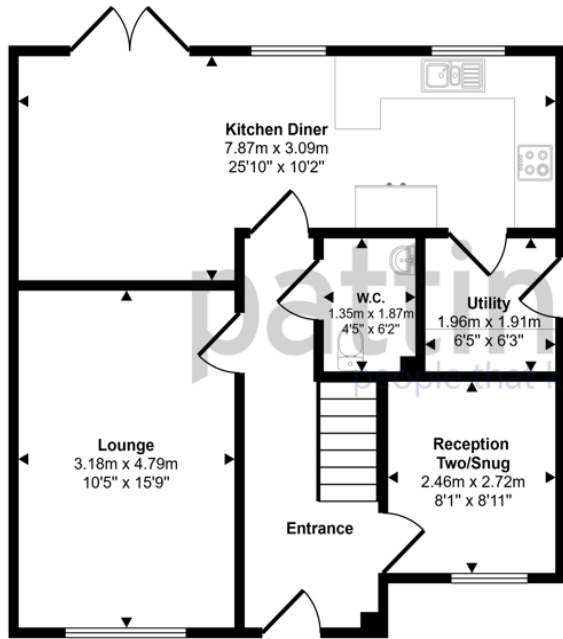


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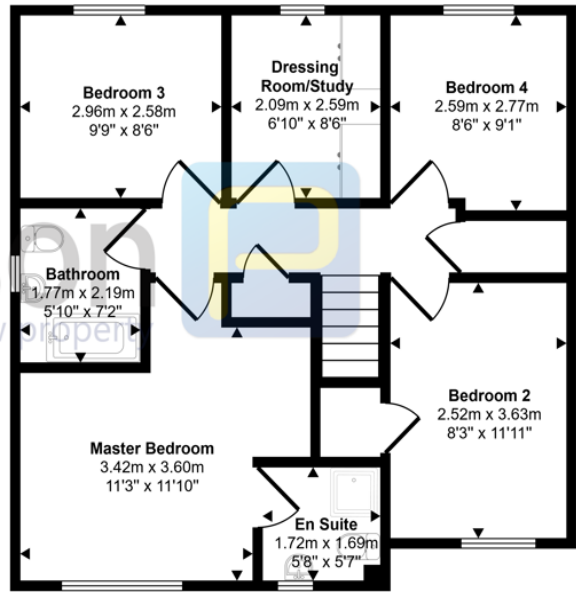
## Front Elevation



Approx Gross Internal Area  
124 sq m / 1335 sq ft



Ground Floor  
Approx 62 sq m / 665 sq ft



First Floor  
Approx 62 sq m / 671 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Tralee Court, Ashington, Northumberland, NE63 9ZH

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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